HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham
DESCRIPTION:	Local Landscaped Areas for Play (LLAP)
REFERENCE:	S106/24/0006
RECOMMENDATION:	~~Advice / No Objection / Objection~~ / More Information / Modification / ~~Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

We are pleased to see that the applicant has created a natural play space which complements the earth banks of the adjacent "Castle" moated site which is a Scheduled Monument.

More information or slight modification is requested on the following items:

- Signage
- Equipment
- Surfacing
- Drainage
- Tree and hedge species
- Bike jump use
- Maintenance and emergency access

MAIN COMMENTS:

We are pleased to see that the applicant has created a natural play space which complements the earth banks of the adjacent "Castle" moated site which is a Scheduled Monument.

Signage

Welcoming signage should be included, stating the name of the site and postcode for emergency access. It should include any rules related to the site and a telephone number for reporting any issues. It would also be good to have some signage relating to the history of the nearby Castle site. Reference to the reason behind the design of this space on the play signage would also be welcomed.

Equipment

The equipment chosen compliments the site. Please ensure that any wooden poles have steel footings to reduce the potential for rotting in our heavy clay soils. The addition of a couple of well-placed large hammocks would help make this space feel more inclusive for young people.

Surfacing

On the banked items, we would suggest that green play carpet is used underneath and a reasonable width around the perimeter of each item to ease maintenance, otherwise it will be difficult to manage the grass underneath those items and the sides of the bank are likely to become eroded and slippery.

Drainage

It is unclear how the site works from a drainage perspective. A plan on a topographical survey and a 3D perspective would help to allay concerns that their may be future drainage issues on site. Particular concerns are:

- Water flowing south over the self-binding gravel path, which would then get eroded away.
- How drainage works within the troughs of the mounded sections.
- How drainage works at the retaining wall.

Selection of tree and hedge species

Please provide information on all species of trees and planting. The hedge ideally needs to be one which has a maximum of a once a year cut, to ease maintenance. Grass mowing gaps of 3m are ideal.

Bike jump use

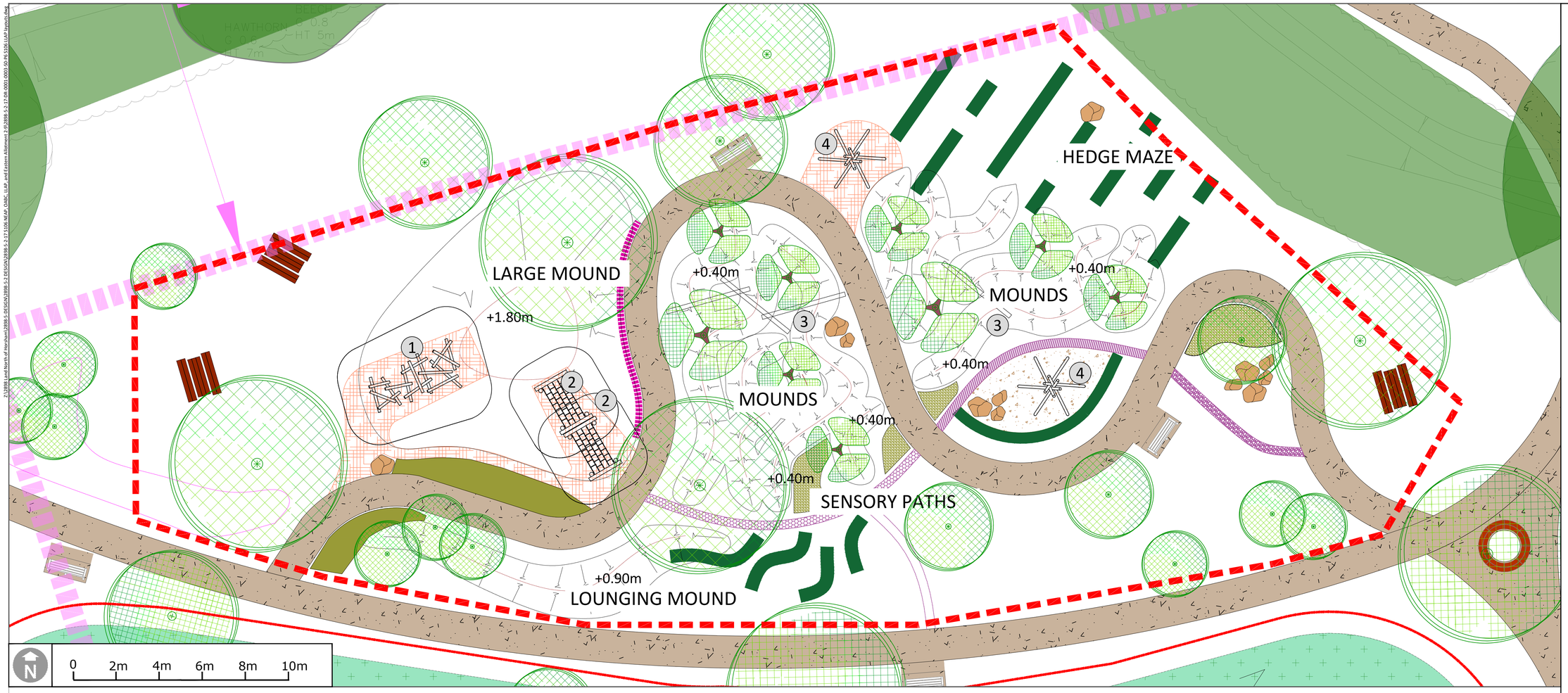
It would be practical to review the site for potential for use for bike jumps and ensure there isn't a potential conflict of use. Given that the Mowbray development is providing a superb bike facility, we would hope that this wouldn't be used for bike jumps, but there could be the potential, so it needs to either be designed in i.e. space designated for it, or designed out i.e. difficult to get run up onto a mound.

Maintenance and Emergency Access

The applicant should identify how vehicles will get access to the site all year around, whilst ensuring that it is also protected from unauthorised vehicular access.

ANY RECOMMENDED CONDITIONS: None at this stage	
NAME:	Anna Chapman
DEPARTMENT:	Parks and Countryside
DATE:	24th July, 2024

Z:\2898 Land North of Horsham\2898-5-DESIGN\2898-5-2-DESIGN\2898-5-2-17 s106 NEAP - OMC, LLAP - and Eastern Allotment 2.0\2898-5-2-17-DR-0001-0003-S0-P6 S106 LLAP layouts.dwg



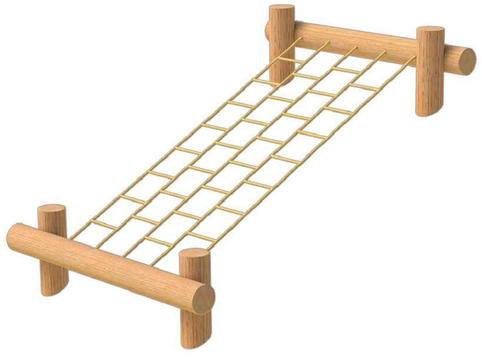
KEY

- LLAP ZONE 0.11ha
- STANDARD TREE MULTI-STEMMED TREE
- PLAY HEDGES & ORNAMENTAL GRASSES
- SELF-BINDING GRAVEL PATH
- GRASS REINFORCEMENT
- LOOSE PEA GRAVEL
- SENSORY PATHS
  VARIED SURFACING: FLUSH STEPPING STONES, GRAVEL, BARK
- RETAINING WALL
- PLAY EQUIPMENT:
  - ① DUNCAN & GROVE- ROBINIA LOG SCRAMBLE- TT.2.08;
  - ② DUNCAN & GROVE- ROBINIA NET SCRAMBLE- CN.2.19;
  - ③ DUNCAN & GROVE- NATURAL LOGS- TT.2.33;
  - ④ DUNCAN & GROVE- ROBINIA TEEPEE- TP.1.01;
- PLAY BOULDERS
- MOUNDING

PLAY ITEMS:



① DUNCAN & GROVE - ROBINIA LOG SCRAMBLE - TT.2.08



② DUNCAN & GROVE - ROBINIA SCRAMBLE NET - No.1- CN.2.19

③ DUNCAN & GROVE - NATURAL ROBINIA BALANCE LOGS - 4m LONG - TT.2.33



④ DUNCAN & GROVE - ROBINIA TEEPEE - No.1 - TP.1.01

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	22/04/2024	First issue	IE	PG

Status

PLANNING

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Client

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

Project

LAND NORTH OF HORSHAM

Drawing Title

s106 LLAP LAYOUT

Scale	Sheet Size	Date Plotted
1:100	A1	22/04/2024

Client Ref.	Drawing Ref.	Drawing No.	Version
-	2898-5-2-17	DR-0004	S0-P1

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